

INTEROFFICE MEMORANDUM

TO: Select Board Recreation Director Town Manager
 Assessor Chair, Planning Commission
 Town Engineer Building Inspector Chief of Police
 School Superintendent Town Clerk Economic Development Dir
 Chief Financial Officer

FROM: Sarah Hadd, Interim Director of Planning and Zoning

DATE: JANUARY10, 2009

RE: Monthly Report - DECEMBER 2009 (FY 2009-2010)

BUILDING	PERMITS ISSUED	PERMITS ISSUED	CONSTRUCTION VALUE		
	MONTH	YEAR TO DATE	MONTHLY VALUE	YEAR TO DATE	PREVIOUS YEAR
Residential Single family		4		1,006,000	1,151,000
Residential Multi-family		2(33)		2,559,000	2,619,000
Residential w/access apt		1		85,000	
Convert single family to duplex					
Convert Seasonal to year-round					
Residential alt	7	72	63,000	1,015,526	976,177
Multi-family alt					
Residential misc	10	64	43,338	318,955	667,489
Residential mobile home					
Mobile home replacement		1		30,000	
Retaining walls		5		32,650	83,000
Swimming pools					
Agricultural Agricultural alt					
Commercial	2	5	24,000	900,655	1,078,328
Commercial alt	2	12	47,000	588,700	817,445
Industrial Industrial alt		2		40,000	
Institutional Misc		2		327,503	
Institutional alt		1		739,850	1,433,000
Governmental					71,000
Site Develop Residential					
Site Dev Commercial		1		1,000,000	300,000
Demolition		6		26,000	10,000
Signs	5	14			
TOTAL	26	192	177,338	8,669,839	9,206,439

Construction value does not equal market value. Current tax rate (RESIDENTIAL 2.3439/NON-RESIDENTIAL 2.6870 x assessed value yields possible increase in grand list.) Number in parenthesis represents total number of dwelling units.

PERMITS ISSUED

	MONTH #	YTD #
Septic Permits /State WW Permit	8	39
Excavation within ROW Permit	2	48
TOTAL PERMITS	<u>10</u>	<u>87</u>

BUILDING/SITE INSPECTION PROGRAM

	MONTH #	YTD #
Updated/Disclosure		
Compliance Letters	8	59
Building Inspections	38	211
Certificates of Occupancy	17	144
Health Violations	4	21
Septic Inspections	9	79
Site Inspections	7	121
Zoning Violations/Complaints	19	94
Total	102	778

	MONTH #	YTD #
MEETINGS HELD		
Pre-Construction	-----	2
Planning Commission	2	11
Development Review Board	1	6
Technical Review Committee (TRC)	-----	9

DEVELOPMENT REVIEW BOARD APPLICATIONS

APPLICATION TYPE	RECEIVED	APPROVED	DENIED	RECESSED	WITHDRAWN
Dimensional Variance					
Conditional Use		2			
Variance					
Appeal					
Sketch Plan App Review	3				
Preliminary Plat App					
Final Plat App		1			
Site Plan App		2			
Site Plan Waiver					
Certificate of Approp					
Final Plat Amendment	1				
TOTAL	4	5			

DEVELOPMENT REVIEW BOARD APPLICATIONS APPROVED WITH CONDITIONS:

RATHE'S SALVAGE INC. – Recessed November 18, 2009 - Conditional Use application to allow for the expansion of a salvage yard located in the Business District. Subject property is located at 185 Rathe Road, Tax Map 3, Parcel 23-2.

RATHE'S SALVAGE INC. – Recessed November 18, 2009 - Site Plan application for the construction of a 4,500 sq. ft. salvage company office and storage building. Subject property is located at 185 Rathe Road, Tax Map 3, Parcel 23-2.

LORETTA BROSSAU AND WEDGEWOOD DEVELOPMENT CORP. – Reopen Final Plat application to amend a previously approved Planned Residential Development. The amendment is for the construction of a lot with nine pre-existing dwelling units consisting of: 1) demolishing the nine pre-existing units, 2) 12 single family lots, 3) two open space lots, and 4) installation of two new public roads. The subject property is located at 80 Jasper Mine Road, Tax Map 16, Parcel 16.

MACKIN PROPERTIES AND BOUFFARD AUTO SALES & SERVICE, LLC. – Conditional Use application to allow automobile sales and service use in the Business District. Subject property is located at 61 South Oak Circle, Tax Map 3, Parcel 54.

MACKIN PROPERTIES AND BOUFFARD AUTO SALES & SERVICE, LLC. – Site Plan application to establish automobile sales and service use in 1,400 sq. ft. of an existing 11,600 sq. ft. mixed use building. Subject property is located at 61 South Oak Circle, Tax Map 3, Parcel 54.

SKETCH PLAN APPLICATIONS REVIEWED

NONE

DEVELOPMENT REVIEW BOARD APPLICATIONS DENIED

NONE

DEVELOPMENT REVIEW BOARD APPLICATIONS WITHDRAWN

NONE

DEVELOPMENT REVIEW BOARD HEARINGS TO BE HELD

BURLINGTON INVESTMENT GROUP, LINCHRIS HOTEL CORP. AND RITA ST. GELAIS – Re-Opened from December 9, 2009 - Preliminary Plat application that will include: 1) a boundary line adjustment to combine two lots; 2) demolition of existing residence and construction of a 4,520 sq. ft. restaurant; and 3) convert existing restaurant to retail space. Subject properties are located at 38 and 18 Lower Mountain View Drive, Tax Map 1, Parcel 20 and 21.

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SISTERS AND BROTHERS INVESTMENT GROUP – Re-Opened from December 9, 2009– Site Plan application to amend a previously approved Site Plan for a Dunkin-Donuts with a drive-thru window. The amendment consists of: 1) removal of the existing Dunkin-Donuts Store; 2) removal of existing shed; and 3) construction of a 7,250 sq. ft. shopping center, including Dunkin-Donuts with a drive-thru window. Subject property is located at 25 & 39 Macrae Rd., Tax Map 41, Parcels 97 & 98.

JULIE ELMORE - Appeal for issuance of Building Permit #21645 issued to John and Christine Powell for the thinning of trees. Subject property is located at 354 Platt Road, Tax Map 77, Parcel 2.

TARA, LLC - Final Plat Amendment application to rescind an approved three lot subdivision back to an 18.45 acre parcel. Property is located at 10 Thayer Beach Road. Tax Map 53, Parcel 10.

ADB, INC. AND CONGREGATION OF TEMPLE SINAI, INC. – Sketch Plan application to subdivide a 28.66 acre lot into three single-family lots and for the construction of 435 ft. of public road. Lot #1 a .46 acre parcel; Lot #2 a 6.4 acre parcel; and Lot #3 a 21.8 acre parcel. Subject property is located on Church Road, Tax Map 50, Parcel 46-1.

RICHARD & ERLINE DICKINSON – Sketch Plan application to subdivide a 3.5 acre lot into six lots for single-family residences and for the construction of 625 feet of public road. Lot #1 a 23,831 sq. ft. parcel with an existing residence; Lot #2 a 16,237 sq. ft. parcel; Lot #3 a 17,063 sq. ft. parcel; Lot #4 a 16,630 sq. ft. parcel; Lot #5 a 25,870 sq. ft. parcel; and Lot #6 a 17,579 sq. ft. Parcel. The property is located at 304 Porters Point Road, Tax Map 41, Parcel 29.

SEVERANCE CORNER'S VILLAGE CENTER, LLC – Sketch Plan application to construct a two-story 30,000 sq. ft. office building. The property is located at 2588 Blakely Road, Tax Map 8, Parcel 37-1.

SETH AND WENDY WRIGHT. – Sketch Plan application to subdivide a 23.4 acre lot into four single-family lots. Lot #1 a 5.01 acre parcel; Lot #2 a 5.08 acre parcel; Lot #3 a 5.15 acre parcel with existing single family residence and barn; and Lot #4 a 8.15 acre parcel. Subject property is located 1668 East Road, Tax Map 12, Parcel 21.

SH-2, LLC – Sketch plan application for the construction of a 114,000 sq. ft. building and 52,100 sq. ft. garage for a nursing care institution. Subject property is located at 41 Water Tower Circle, Tax Map 3, Parcel 181.

WILLIAM LANZETTA AND HVL, LLC – Site Plan amendment application to a previously approved 16' foot long and 14' tall seawall. The amendment is for the construction of an additional 170 feet seawall varying in height from 4' to 17'. Subject property is located at 1709 Colchester Point Road, Tax Map 31, Parcel 5, Unit 101.

<u>Project</u>	<u>Description</u>	<u>Location</u>	<u>Contact</u>	<u>Expiration</u>	<u>Acreage Disturbed</u>	<u>Project Acreage</u>	<u>Lot Coverage</u>	<u>Status</u>
Acabay	Conditional Use application for the establishment of an educational use in a Commercial District	261 Mountain View Drive, Tax Map 3, Parcel 203	Acabay	11/14/08	None	4.93	No change	Approved
Camp Dudley @ Kiniya	Master Plan to include : 1) construction of a new multi-use building; 2) remove and relocate Cabins 1 – 8; 3) replace an eleven bed cabin; 4) reconstruct/replace 4 or 5 cabins on same location; 5) demolish existing staff cabins and construct a 30' x 40' staff cabin; 6) construct new motor boat shed (5 bays); 7) new pavilion at Jr. beach; 8) addition to barn, dining hall, infirmary, arts and crafts, shop and office; 9)	1317 Camp Kiniya Road, TM 79, P 2	Camp Dudley at Kiniya YMCA II, LLC	05/14/18	7.5	134	0.07%	Approved

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	construction of new cabins							
DEW	2 Multi-unit buildings with mini- storage	Map 22, Parcel 179- 1	DEW Construction		less than 1 ac.	17.11		Preliminary Plat Approval

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Colchester Town	Site Plan application to amend a previously approved Site Plan for the Town of Colchester property. The amendment consists of: 1) constructing a 7,200 sq. ft. Town Office building with associated parking and circulation; 2) modifications to the existing building and parking area	779 and 835 Blakely Road, Tax Map 7, Parcels 57 and 57-1	Bryan Osborne, Town of Colchester	Expires 6/27/08	1 to 5 ac.	3.72	32.4% and 35.8%	Completed
Colchester School District	Construction of five athletic fields including four multi-use fields and a baseball diamond	Laker Lane, Tax Map 6, Parcel 21	Colchester School District	Expires on 6/13/09	12.9 acres	36.97	17.60%	Under Construction
Cooper Family First LTD Partnership	19,092 square foot warehouse addition	784 Hercules Drive, tax map 1, parcel 20-26	Burlington Food Service	No Expiration	1 to 5 ac.	5	Up to 80%	Building more than 50% complete

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Fletcher Allen Health Care	Paving and making permanent a temporary gravel parking lot for 150 parking spaces primarily used for commuters to the Fletcher Allen Facility	792 College Parkway, Tax Map 19, Parcels 23 & 23-1	Dave Kelty	Expires 5/24/07	1.38 ac.	21.84	9%	Undergoing State Permitting
Gourmet Properties LLC	1) Demolition of a 1,397 square foot standard restaurant and bar, 2) combining a vacant .34 acre parcel with the .59 acre restaurant parcel, and 3) construction of a 3,900 sq. ft., five-bay car wash	38 Roosevelt Highway, Tax Map 1, Parcels 26 & 27	O'Leary-Burke	Expires 1/23/09	less than 1 ac.	0.94	54.90%	Completed

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Ireland Industries, Inc.	Final Plat application to subdivide four existing parcels for a total of 86.7 acres into seven lots. The project will be developed as a Planned Unit Development to accommodate 12,400 square feet of retail space, 34,040 square feet of office/commercial space, 4,050 square feet of restaurant space and 4,050 square feet of daycare space.	Intersection of US Routes 2 & 7 and Blakely Severance Road, Tax Map 4, Parcels 30-1, 30-2, 30-3 and 32	Robin Jeffers at SD Ireland	Expires on 8/29/12	More than 5 ac.	86.7	13.40%	Pending Act 250
Ireland Industries, Inc.	97,059 square feet of mixed office, commercial, retail and restaurant space	Tax Map 8 Parcel 37 & 37-1	SD Ireland	Expires June 11, 2012	over 5 ac.	42.19	32.00%	Dev. Under Construction
Kurzette Properties	864 square foot accessory structure for storage of equipment associated with the general office	474 Prim Road, Tax Map 49, Parcel 24	Laurie Goldsmith	Expires on 6/13/08	less than 1 ac.	0.46	23.70%	Dev. Under Construction

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	use							
Murphy D/B/A Burlington News Agency	Construction of two general office buildings: Phase I a 10,600 sq. ft. building and Phase II a 10,000 sq. ft. building	30 & 36 Hercules Drive, Tax Map 1, Parcels 20-6 & 20-7	Wiemann-Lamphere Architects	Expires on May 28, 2010	greater than 1 ac.	3.3	29%	Site work under construction
RL Vallee	a 1900 square foot addition with 48 seat fast food restaurant to convenience store	Roosevelt Highway, Tax Map 17, Parcel 9	Steve Vock - CEA	No Expiration	1 to 5 ac.	2.5	Up to 60%	Building more than 50% complete
Starbuck Associates/Aquatec	21,600 square foot addition	208 South Park Drive, Tax Map 1, Parcel 24-5	Weimman Lamphere Architects	Expires 9/22/08	1 to 5 ac.	9.76	Up to 60%	Expired

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Sisters & Brother	Site Plan application to amend a previously approved Site Plan for a Dunkin-Donuts with a drive-thru window. The amendment consists of: 1) removal of the existing Dunkin-Donuts Store; 2) removal of existing shed; and 3) construction of a 7,250 sq. ft. shopping center, including Dunkin-Donuts with a drive-thru window	25 and 39 Macrae Road., Tax Map 41, Parcels 97 and 98.	Trudell Consulting Inc.	Expires on 4/25/08	1 to 5 ac.	1.5	55.00%	Dev. Under Construction
Sisters & Brother	Site Plan to construct a 2000 sq. ft. retail food establishment with 3 pumps for a total of 6 fueling stations	883 & 885 College Parkway and 192 and 206 Johnson Avenue, Tax Map 19, Parcels 21 & 22	Trudell Consulting Inc.	Expires on 4/26/07	less than 1 ac.	0.83	58.00%	Appealed to Court

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Tomar Management	18,972 square foot office building (Building B)	401 Water Tower Circle, Tax Map 3, Parcel 188	Systems & Software - Burt Wiley	No Expiration	1 to 5 ac.	3.19	Up to 80%	PUD more than 50% complete (Building A)

<u>Project</u>	<u>Remaining Lots / Units</u>	<u>Location</u>	<u>Contact</u>	<u>Acreage Distrubed</u>	<u>Project Acreage</u>	<u>Lot Coverage</u>	<u>Status</u>
Antell	1 lot	645 Colchester Point Road, Tax Map 34, Parcel 77	Donna Antell	less than 1 ac.	1.86	Up to 20%	
Barney Point	1 lot	Map 33 Parcel 62 Colchester Point	Marilyn Cipola	less than 1 ac.	0.7	Up to 20%	
Barrows	1 lot	1519 Porters Point Road, Tax Map 46, Parcel 21	Gerri & Cory Barrows	less than 1 ac.	0.7	Up to 20%	
Brackenbury	8 lots	203 Colchester Pond Road, Tax Map 9, Parcel 18	William Chesbrough	More than 5 ac.	25.59	Up to 20% for each lot	Preliminary Plat Approval
Brossuea, Laretta & Fitzgerald, Daniel & Christine	26 unit Planned Residential Development on a 34.3 acre lot	80 Jasper Mine Road and 172 Watkins Road, Tax Map 16, Parcels 16 & 20	David Burke	More than 5 ac.	34.3	Up to 20%	Act 250 denial appealed to Ecourt
Farmington Hills	8 lots & 8 units	Tax Map 28 Parcel 85	Hergenrother Construction	over 5 ac.	9	Up to 20%	Dev. Under construction
Gardner - Aikey Lane	four residential lots	1312 Jasper Mine Road, Tax Map 16, Parcel 69	Gardner Construction	over 5 ac.	6.03	Up to 20%	
Gardner – Fern Ct.	1 lot	Tax Map 39 Parcel 011032	Gardner Construction	1 to 5 ac.	11.8	15.10%	
Gentes Subdivision	1 lot	Tax Map 9 Parcel 041003 54 Sand Road	Edwin Blow	1 to 5 ac.	3.7	Up to 20%	

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Hayward, Nathaniel	Planned Residential Development on 22 undeveloped acres consisting of: 1) 14 single family lots, 2) two common area parcels, and 3) installation of a new public road	Niquette Bay Road, Tax Map 17, Parcels 15-1	Nathaniel Hayward	More than 5 ac.	22	Up to 20%	
Ireland Industries, Inc.	Final Plat application to subdivide four existing parcels for a total of 86.7 acres into seven lots. The project will be developed as a Planned Unit Development to accommodate 206 residential dwelling units	Intersection of US Routes 2 & 7 and Blakely Severance Road, Tax Map 4, Parcels 30-1, 30-2, 30-3 and 32	Robina Jeffers at SD Ireland	More than 5 ac.	86.7	13.40%	Pending Act 250
Ireland Industries, Inc.	152 units	Tax Map 8 Parcel 37 & 37-1	SD Ireland	over 5 ac.	42.19	32%	Dev. Under construction
Lefebvre	1 lot	Tax Map 69 Parcel 19 Bay Road	Parcel 19 - Donald Richard 32 Burling St. Winooski	over 5 ac.	7.3	Up to 20% each	

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Marble Island	Final Plat application to amend a previously approved Planned Residential Development. The amendment consists of: 1) elimination of 27 previously approved condominium units; 2) amendments to the footprint and massing of 10 previously approved condominium units, 3) 45 single-family house lots, 4) amendments to site amenities including but not limited to circulation, open space, community pool space, the elimination of the golf course and associated amenities, and road improvements.	Tax Map 57 Parcel 9	J.L. Davis Realty	over 5 ac.	61.47	Up to 60%	Dev. Under construction
Mazza, Dick – Ford Lane	1 lot	Tax Map 39, Parcel 14	Dick Mazza	less than 1 ac.	0.92	Up to 20%	
Morrisseau, Mary Beth	1 new lot	241 Sand Road, Tax Map 38, Parcel 3	Mary Beth Morrisseau	less than 1 ac.	0.96	Up to 20%	

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North Harbor	26 lots/units	Tax Map 16, Parcel 119, 120, 121, 145	Brad Gardner	1 to 5 ac.	12.58	Up to 20%	Waiting for potable water.
Orchard Shore Estates	3 lots	Tax Map 78 Parcels 9-1, 9-3 & 9-9	Wegner, Malone & Meserole	1 to 5 ac.	8.4	Up to 20%	Lots under private ownership
Owls Glen	113 Unit PUD	Roosevelt Highway and Severance Road, Tax Map 8, Parcel 38-2.	Sterling Construction	>5	63.4	Up to 70%	Pending Act 250
Powell	Create five additional lots that will result in a total of 7 single-family lots	133 and 354 Platt Road, Tax Map 78, Parcel 19 and Tax Map 77, Parcel 2	John Powell	>5	22	Up to 20%	Preliminary Plat Approval
Sowles	1 lot	1608 Porters Point Road, Tax Map 46, Parcel 25-1	Perkins Trust	1 to 5 ac.	1.15	Up to 30% each lot	Lot under private ownership
Tara LLC	1 new lot	10 Thayer Beach Road, Tax Map 53, Parcel 010012	O'Leary - Burke Civil Assoc.	less than 1 ac.	18.5	Up to 30% each lot	
Village Associaties "Brookside"	42 Unit PRD (rental units for Champlain Housing)	3 Malletts Bay Avenue, Tax Map 28, Parcel 9	Champlain Housing	over 5 ac.	24.4	Up to 20%	

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Wedgewood	subdivide a vacant 12.4 acre parcel into nine single family lots	1258 Severance Road, Tax Map 4, Parcel 10	O'Leary - Burke Civil Assoc.	More than 5 ac.	12.4	Up to 30% each lot	Dev. Under construction
Wichmann, Mary Ann	1 new lot	Coon Hill Road, Tax Map 14, Parcel 15-3	Henk Wichmann	1 to 5 ac.	25	Up to 20%	Env. Court released for dev.

**Year to Date Construction Value
December**

	FY 06	FY 07	FY 08	FY 09	FY 10	FY 06	FY 07	FY 08	FY 09	FY 10
Type of Construction	# of Permits	# of Permits	# of Permits	# of Permits	# of Permits	\$ Value of Construction	\$ Value of Construction	\$ Value of Construction	\$ Value of Construction	\$ Value of Construction
Residential Single Family	11	19	4	4	4	\$3,135,000	\$5,074,000	\$1,603,000	\$1,151,000	\$1,006,000
Residential Multi Family	14	14	36	35	33	\$1,426,291	\$2,440,000	\$2,655,000	\$2,619,000	\$2,559,000
Residential w/access apt	2	4	3		1	\$120,500	\$88,000	\$165,500	\$85,000	
Residential single w/ in-law										
Convert single family to duplex										
Convert seasonal to year around	5	16		1		\$90,000	\$1,000			
Residential alteration	89	80	82	66	72	\$1,552,160	\$1,473,558	\$1,575,877	\$976,177	\$1,015,526
Multi-family alteration										
Residential misc	57	69	45	80	64	\$555,446	\$161,717	\$202,159	\$667,489	\$318,955
Residential mobile home										
Mobile home replacement	3	1	2		1		\$51,934	\$75,000		\$30,000
Retaining walls	3	5	5	3	5	\$43,545	\$35,700	\$249,300	\$83,000	\$32,650
Swimming pools	7	7	8			\$47,600	\$60,484	\$30,200		
Agricultural										
Agricultural alterations	3		1			\$75,000		\$700		
Commercial	1	4		2	5	\$900,000	\$1,955,000		\$1,078,328	\$900,655
Commercial alterations	9	7	9	14	12	\$1,413,014	\$107,000	\$4,721,199	\$817,445	\$588,700
Industrial										
Industrial alt					2					\$40,000
Institutional misc	1				2	\$42,702				\$327,503
Institutional misc alterations				2	1				\$1,433,000	\$739,850
Governmental				1					\$71,000	
Site development residential	4	3	3			\$506,520	\$434,126	\$123,500		
Site development commerical	1	2		2	1	\$280,720	\$176,373		\$300,000	\$1,000,000
Demolition	3	7	1	4	6	\$15,500	\$37,000		\$10,000	\$26,000
Signs	8	18	5	15	14					
Severance Corners Village		32					\$4,332,690			
	221	288	204	229	223	\$10,203,998	\$16,428,582	\$11,401,435	\$9,291,439	\$8,669,839

